



## **Garden Spot of Colorado**

**Town of Berthoud Planning Commission  
Town Hall  
Board Room  
807 Mountain Avenue, Berthoud, CO 80513  
May 22, 2025 at 6:00 p.m.**

1. Meeting called to order – Vice Chairperson Smith at 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call

The following Planning Commission members were present:

Abigail Smith, Vice Chair  
Mark Brodie, Commissioner  
Nick Semedalas, Secretary  
Stacy Sigman, Commissioner  
Marc Hofmans, Commissioner  
David Pond, Commissioner

The following Planning Commission members were absent:

Karen Anderson, Chair

The following staff members were present:

Anne Johnson, Community Development Director  
Tawn Hillenbrand, Planning Manager  
Luke Seeber, Development Review Engineering manager  
Erin Smith, Town Attorney

4. Approval of Minutes from the May 8, 2025 Planning Commission Meeting
  - a. Moved by Commissioner Sigman and seconded by Commissioner Semedalas
5. Public Hearing: A Public Hearing to consider a request for a Preliminary Plat known as Farmstead Acres, located approximately 560 feet north of North Dorothy Drive and the intersection with Remuda Road.
  - a. Planning Manager Tawn Hillenbrand provided a staff presentation at 6:03 p.m.
  - b. The applicant was represented by Todd Johnson and they provided a presentation at 6:25 p.m.
  - c. Public comment was opened at 6:40 p.m. and closed at 6:52 p.m. The following members of the public provided testimony: Kathryn Browning, Ryan Bond and Stacey Shea.
  - d. Applicant Todd Johnson responded to Ms. Browning's concerns to fencing and separation from 6:52 to 6:55 pm.
  - e. Planning Commissioners deliberated and discussed the Criteria for Approval. Discussion opened at 6:55 p.m. and closed at 7:00 p.m.

- f. Commissioner Semedalas moved to Brodie the applicant's request and send this recommendation to the Town Trustees. Commissioner Brodie moved to second the motion.
  - i. Motion: Continue the Planning Commission hearing to July 10, 2025.
- 6. Planning Commission took a break at 7:50 pm until 7:58 pm.
- 7. Public Hearing: A Public Hearing to consider a request for an Annexation, Neighborhood Master Plan and a Change of Zone for a project known as Harvest West located adjacent to and west of Harvest North subdivision which is west of South Berthoud Parkway.
  - a. Community Development Director Anne Johnson provided a staff presentation at 758 p.m.
  - b. The applicant was represented by Alex Hoime and they provided a presentation at 8:08 p.m.
  - c. Public comment opened at 8:47 pm p.m. and closed at 8:47 p.m.
  - d. Planning Commissioners deliberated and discussed the Criteria for Approval for the Annexation request. Discussion opened at 8:47 p.m. and closed at 8:59 p.m.
  - e. Commissioner Sigman moved to forward a recommendation of approval for the applicant's request and send this recommendation to the Town Trustees. Commissioner Semedalas seconded the motion.
  - f. Planning Commissioners deliberated and discussed the Criteria for Approval for the Neighborhood Master Plan request. Discussion opened at 8:59 p.m. and closed at 9:02 p.m.
  - g. Commissioner Brodie moved to forward a recommendation of approval for the applicant's request and send this recommendation to the Town Trustees. Commissioner Sigman seconded the motion
    - i. The motion included the following Condition of Approval, "The applicant shall address concerns expressed by the adjacent property owner, Jim Brehm, as expressed in an email dated May 13, 2025 as a submittal item with the Preliminary Plan application.
  - h. Planning Commissioners deliberated and discussed the Criteria for Approval for the Zoning request. Discussion opened at 9:02 p.m. and closed at 9:03 p.m.
  - i. Commissioner Semedalas moved to forward a recommendation of approval for the applicant's request and send this recommendation to the Town Trustees. Commissioner Hoffmans seconded the motion
- 8. Report by Staff:
  - a. The next Planning Commission will be on June 12, 2025 and there will be a public hearing for a land development and an update on the Land Use Code amendments. Commissioners Pond, Anderson, Brodie, Smith, and Hoffmans have indicated they will attend to ensure quorum.
  - b. The second meeting in June will be held on June 26, 2025 and there will be a public hearing for a land development and an update on the Land Use Code amendments. Commissioners Pond, Anderson, Brodie, Smith, Hoffmans and Sigman have indicated they will attend to ensure quorum.
  - c. Town Board outcomes
    - i. The Natural Healing Section of the Town Code was approved by the Trustees on second reading on May 13, 2025.
    - ii. There is a vacancy on the Town Board as Trustee Chris Kurtz resigned.

9. Adjourn

The meeting was adjourned by Motion of Commissioner Sigman and seconded by Commissioner Pond at 9:13 p.m.



Chairperson

  
Secretary